



16 Calverley Crescent, High Wycombe, Bucks, HP13 5EU

Situated in an envious position, close to Hughenden Park is this three bedroom detached family home that sits on a generous and fairly level plot for High Wycombe and gives the new buyer miles of countryside walks and National Trust Parkland on your doorstep. This spacious and well proportioned home has been well maintained and cared for over the years by its current owners and offers the new owner potential for expansion to the side of the property subject to obtaining the relevant planning permissions, as well as being perfectly situated for those looking to commute, with its close proximity to the town centre and mainline railway which offers a direct service to London Marylebone. The accommodation includes; entrance hallway, guest cloakroom, huge sitting room with French doors opening to the rear garden, fitted kitchen/diner with door to side access, three bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, garage with spacious driveway with parking for multiple vehicles, secluded and level rear garden with patio area and side access. This truly is a superb family home and we anticipate this property to be in high demand and an early viewing is recommended to avoid disappointment.



THREE BEDROOM DETACHED FAMILY HOME
EXTREMELY POPULAR LOCATION
CLOSE TO HUGHENDEN NATIONAL TRUST PARKLAND
POTENTIAL FOR EXPANSION STPP
GARAGE AND SPACIOUS DRIVEWAY PARKING
GUEST CLOAKROOM
ENCLOSED REAR GARDEN WHICH IS VERY SECLUDED
WALKING DISTANCE OF THE TOWN AND TRAIN STATION
GAS CENTRAL HEATING AND DOUBLE GLAZED
IDEAL FAMILY HOME AND EARLY VIEWING ADVISED

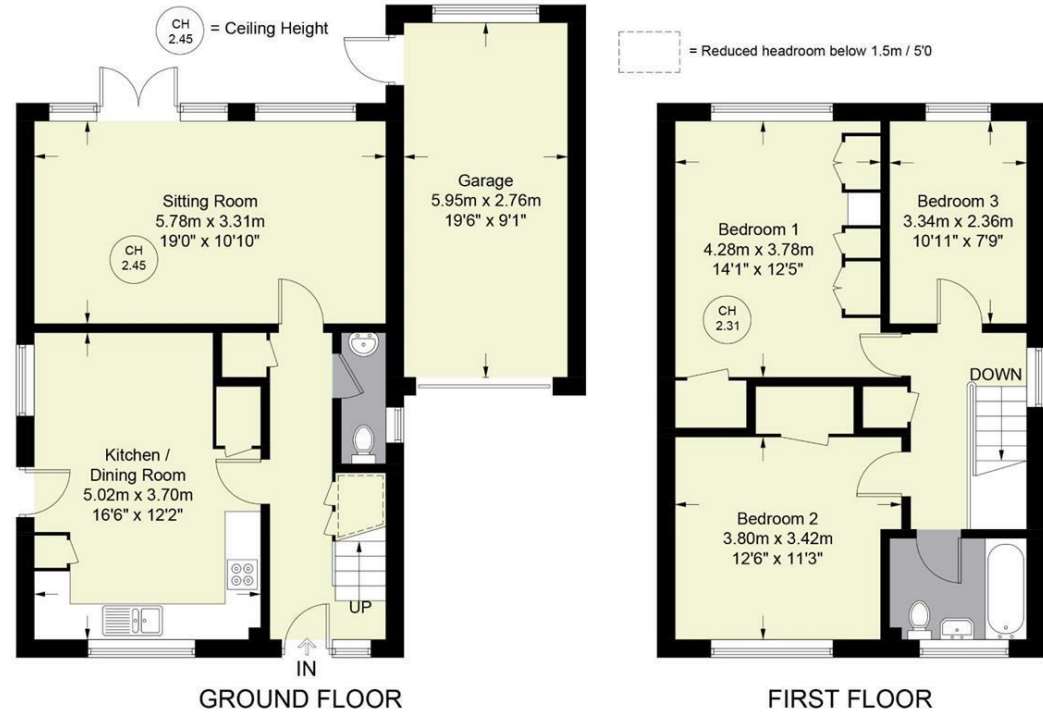






Calverley Crescent

Approximate Gross Internal Area
 Ground Floor = 557 sq ft / 51.8 sq m
 First Floor = 552 sq ft / 51.3 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1287 sq ft / 119.6 sq m



Floor Plan produced for Hursts by Media Arcade ©

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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